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City and County of San Francisco
The Planning Department

1660 Mission Street
San Francisco, CA 94103-2414

///
Hearing

Re: Attached Preliminary Negative Declaration

om It May Concern:

11-18-94

Department of City Planning has reviewed the subject project, and has determined that the proposed project could not have a significant effect on the environment. A PRELIMINARY NEGATIVE DECLARATION (PND) containing this finding has been prepared, a copy of which is attached. Notice of this determination has also been published in a newspaper of general circulation on the day

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to publication of the newspaper notice of such preparation, any person may file written responses:

aterials for informational purposes.

or amendment of the text. Text may be amended to clarify or correct the text or to include additional relevant issues or to cover issues in greater detail than the appeal described below. - OR -

of no significant effect in a letter which specifies the grounds for such determination. Send the appeal letter to the City Planning Commission Attention: Barbara W. Sahm, 1660 Mission Street, San Francisco CA, 94103, accompanied by a check in the amount of \$206.00 payable to the City of San Francisco. The check must be received by 5pm on the 30th day following the date of the letter. The appeal must be filed with the City Planning Commission. The appeal must be presented in person at the Planning Information Counter on the first floor of the City Hall, 1660 Mission Street, San Francisco.

Commission to determine whether or not an EIR must be prepared, based upon whether or not the project could have a substantial adverse effect on the physical environment. If an appeal is filed, there will be a public hearing at which anyone may testify for or against the contention that an EIR is required. In the absence of an appeal, the Negative Declaration will be made final, subject to necessary modifications, at the end of the 30 day review period.

Please note that preparation or finalization of a Negative Declaration does not indicate a decision by the City Planning Commission to approve or to disapprove the proposed project. However, prior to making any such decision, the City Planning Commission must review and consider the information contained in the Negative Declaration.

If you have any questions concerning the attached materials or this process, please contact the planner listed as the "Agency Contact Person" on the PND cover page.

1994, JB

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915
ISTRATION
(415) 558-6414

FAX: 558-6409

CITY PLANNING COMMISSION
(415) 558-6414

PLANS AND PROGRAMS
(415) 558-6264

IMPLEMENTATION/ZONING
(415) 558-6377

FAX: 558-6426



**City and County of San Francisco
The Planning Department**

CITY

**1660 Mission Street
San Francisco, CA 94103-2414**

111
Hearing

Re: Attached Preliminary Negative Declaration

To Whom It May Concern:

11-18-94

The Department of City Planning has reviewed the subject project, and has determined that the proposed project **could not have a significant effect on the environment**. A **PRELIMINARY NEGATIVE DECLARATION (PND)** containing this finding has been prepared, a copy of which is attached. Notice of publication of this document has also been published in a newspaper of general circulation on the day that it was mailed to you.

Within **30** calendar days following publication of the newspaper notice of such preparation, any person may make one of the following responses:

- 1) Review the attached materials for informational purposes.
- 2) Make recommendations for amendment of the text. Text may be amended to clarify or correct statements and may be expanded to include additional relevant issues or to cover issues in greater depth. This may be done without the appeal described below. - **OR** -
- 3) Appeal the determination of no significant effect in a letter which specifies the grounds for such appeal and requests that an environmental impact report (EIR) be prepared. Send the appeal letter to the Department of City Planning, Attention: Barbara W. Sahm, 1660 Mission Street, San Francisco CA, 94103. **The letter must be accompanied by a check in the amount of \$206.00 payable to the Department of City Planning, and must be received by 5pm on the 30th day following the date of the publication indicated on the first page of the Preliminary Negative Declaration.** The appeal letter and check may also be presented in person at the Planning Information Counter on the first floor at 1660 Mission Street, San Francisco.

An appeal requires the Planning Commission to determine whether or not an EIR must be prepared, based upon whether or not the project could have a substantial adverse effect on the physical environment. If an appeal is filed, there will be a public hearing at which anyone may testify for or against the contention that an EIR is required. In the absence of an appeal, the Negative Declaration shall be made final, subject to necessary modifications, at the end of the 30 day review period.

Please note that preparation or finalization of a Negative Declaration does not indicate a decision by the City to approve or to disapprove the proposed project. However, prior to making any such decision, the decision makers must review and consider the information contained in the Negative Declaration.

"you have any questions concerning the attached materials or this process, please contact the planner identified as the "Agency Contact Person" on the PND cover page.

REV 4/94, JB

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REF 712.5 P915

Preliminary negative
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PRELIMINARY NEGATIVE DECLARATION

Date of Publication of

Preliminary Negative Declaration: November 18, 1994

Lead Agency: City and County of San Francisco, Dept. of City Planning
1660 Mission Street, San Francisco CA 94103

Agency Contact Person: Paul Maltzer Telephone: (415) 558-6391

Project Title: 94.366E, San Francisco Zoo Project Sponsor:
Infrastructure Replacement S.F. Dept. of Public Works

Project Contact Person: Karen Kubick (415) 554-8206

Project Address: 1 Zoo Road, Between Sloat Blvd., Zoo Rd., The Great Hwy.

Assessor's Block(s) and Lots(s): 7281 / 6,7

City and County: San Francisco

Project Description: The Proposed project is the replacement of the earthquake damaged water, gas, electric and sewer systems at the San Francisco Zoo. Utility lines would be installed underground in a utility corridor with lateral lines connecting to Zoo exhibits and facilities. Above-ground systems would be limited to mechanical and electrical equipment (booster pumps, valves, switch gears). The two existing groundwater wells would be replaced with two new wells within the Zoo. The existing Avian Center would be relocated to a site within the Zoo (adjacent to the National Guard Armory) to mitigate for potential noise and dust impacts to sensitive birds.

Building Permit Application Number, if applicable: Not Applicable

THIS PROJECT COULD NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT. This finding is based upon the criteria of the Guidelines of the State Secretary for Resources, Sections 15064 (Determining Significant Effect), 15065 (Mandatory Findings of Significance) and 15070 (Decision to Prepare a Negative Declaration), and the following reasons as documented in the Initial Evaluation (Initial Study) for the project, which is attached.

Mitigation measures, if any, included in this project to avoid potentially significant effects:
(1-8, See Text)

cc: Robert Passmore

Pedro Arce

Project Sponsor

Distribution List

Bulletin Board, Master Decision File

Larry Johnston (zoning counter copy), Monica Jacobs (front page only)

PROJECT SETTING:

The proposed project site is within the San Francisco Zoological Gardens, located in the southwest part of the City along The Great Highway, between Sloat Boulevard and Zoo Road (see Figure 1, Project Location Map). The 125-acre site is on property zoned P (Public Use District), which is under the jurisdiction of the San Francisco Recreation and Park Department and leased to the San Francisco Zoological Society. The site is within the OS (Open Space) Height and Bulk District and the Coastal Zone.

Surrounding land uses are residential/commercial development to the north and east of the site; the California Army National Guard Armory on the south-west corner of the property; the Oceanside Water Pollution Control Plant on a site jointly used with the Zoo just south of Zoo Road; the Recreation Center for the Handicapped south of Zoo Road; Harding Park Golf Course and Lake Merced recreational facilities to the south and southeast; and Golden Gate National Recreation Area ocean-beach to the west.

PROJECT DESCRIPTION:

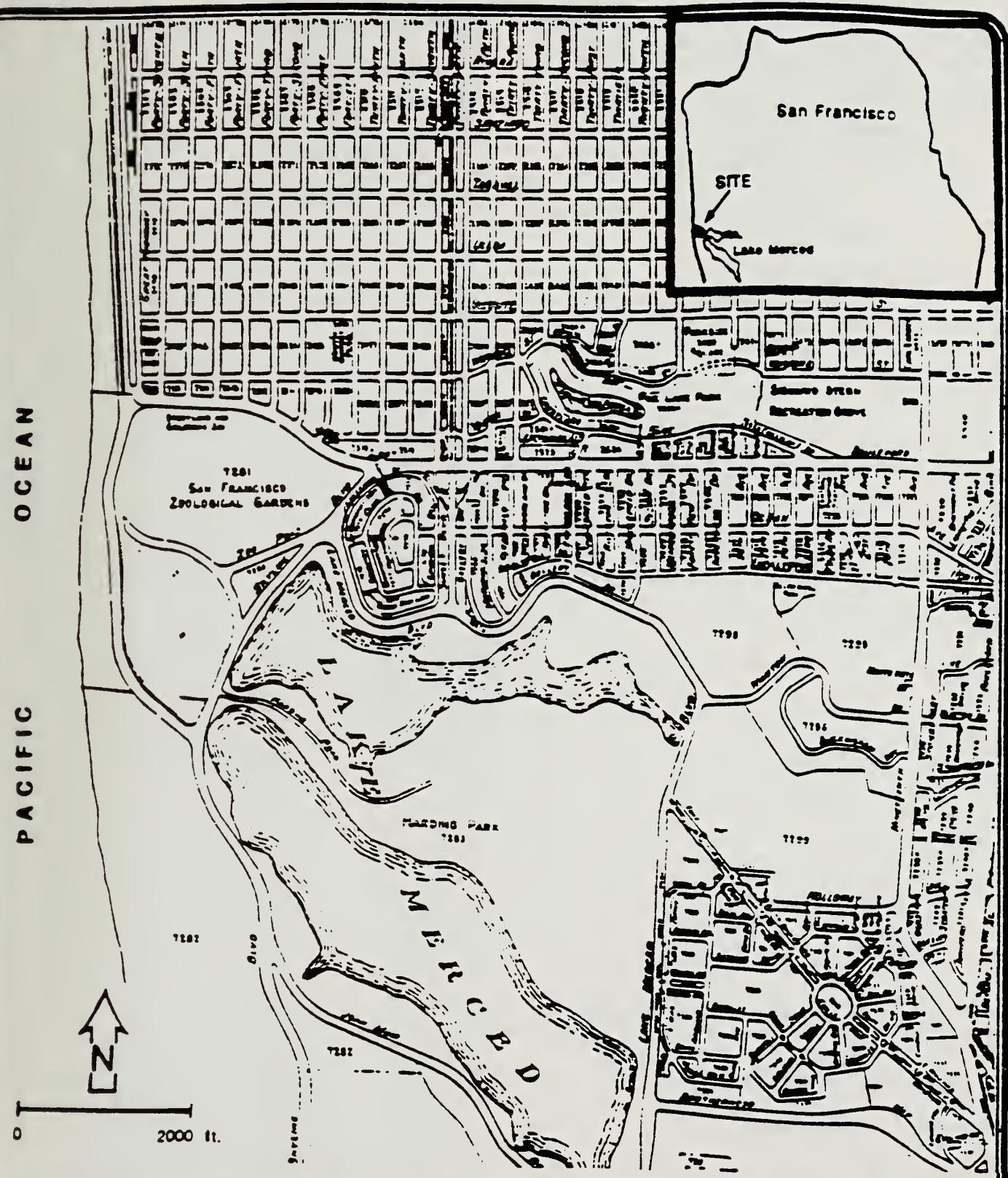
Purpose of the Proposed Project: The Zoo has utility systems over 70 years old. The 1989 Loma Prieta earthquake severely damaged the utility systems at the Zoo, partially because of their age and partially because they were not designed to withstand lateral forces such as those exerted by the earthquake. Interim repairs to the damaged utilities have been made; however, the entire system has developed "weak" points and major system failures continue to occur. For example, the existing water wells are vulnerable to failure because of deteriorated well casings. Potential failure of the water, gas, electric or sewer systems at the Zoo would place the animals (some threatened and endangered) and Zoo visitors and employees at risk.

The Proposed Project: The proposed project is the replacement of the water, gas, electric and sewer systems at the San Francisco Zoo. Utility lines (including electrical conduits) would be installed underground. Above-ground systems would be limited to mechanical and electrical equipment (booster pumps, valves, switch gears, backflow protectors) required to meet applicable codes and regulations. Above-ground equipment would be contained in protective enclosures to prevent corrosion and tampering. Below-ground utility systems would include: domestic water and reclaimed water* pipelines; ground water and natural gas pipelines; electrical, sanitary, storm and combined sewer pipelines. An existing groundwater reservoir would be covered. The two existing groundwater wells would be abandoned and filled in accordance with the Department of Water Resources Bulletin 74 Well Standards. The Zoo would remain open to the public throughout construction.

The above utility systems as they exist in 1994 are shown in Figure 2. The replacement systems would serve the same uses at the Zoo as the existing system. A Master Plan for the Zoo to the year 2000 has been under development by the Zoological Society, in consultation with the Recreation and Park Department since 1988. The Master Plan will be subject to environmental review when it is proposed for City approval. Due to the uncertainty over the timing of the Zoo Master Plan project, as well as due to the deteriorating condition of the existing infrastructure, the City has proposed this replacement project now. The Zoo Master Plan would need to address any potential changes to the proposed infrastructure as a result of the Master Plan, if necessary.

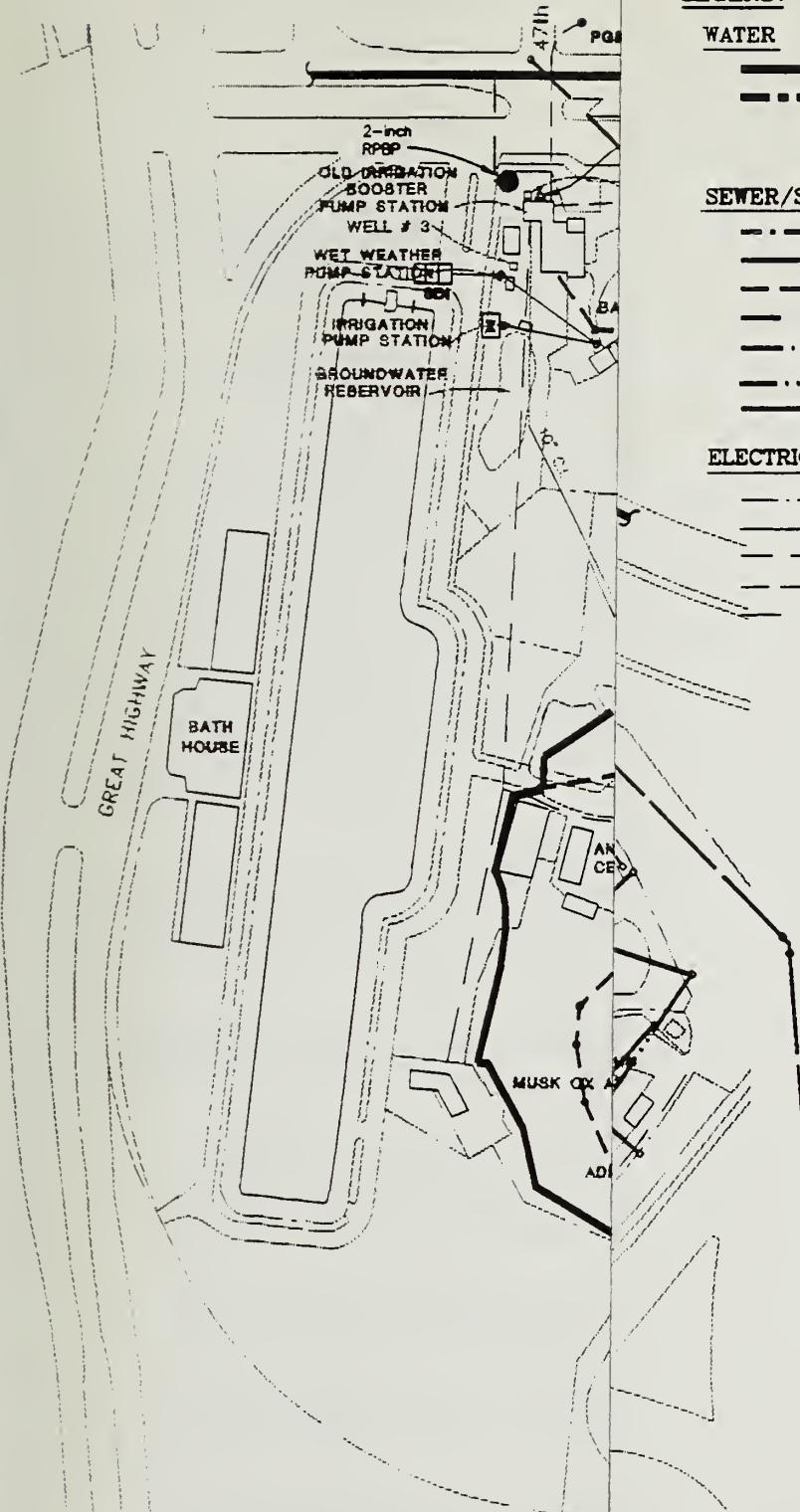
* See Note to Water Use for the Zoo Table, at p.20, below.

FIGURE 1: PROJECT LOCATION



SOURCE: City and County of San Francisco and Bendix Environmental Research, Inc.

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LEGEND:

WATER

6" PIPELINE
2 1/2" PIPELINE
REDUCED PRESSURE
BACKFLOW PREVENTER (RPBP)

SEWER/STORM

HARDING PARK SANITARY SEWER
SKYLINE-SUNSET OUTLET SEWER
ZOO SANITARY SEWER
CENTRAL GRAVITY STORM SEWER
EAST SIDE STORM SEWER
WEST SIDE STORM SEWER
CONNECTION

ELECTRIC/GAS/ALARM/TELEPHONE

ELECTRICAL CONDUIT
GAS LINE
OVERHEAD TELEPHONE LINE
PG&E - 12 KV
ZOO DISTRIBUTION - 480V

Kennedy/Jenks Consultants-AGS Inc. An Association

San Francisco Zoo Garden
Zoo Infrastructure Master Plan

Existing Utilities Systems

23 May 1994

Figure 2



Kennedy/Jents Consultants-AGS Inc. An Association

San Francisco Zoo Garden Zoo Infrastructure Master Plan

Existing Utilities Systems

23 May 1994

Figure 2

The proposed project is a utility corridor internal to the Zoo (see Figure 3). Lateral lines, as exist in 1994, would connect the utility corridor with exhibits and buildings. A 500 foot segment of sewer along Sloat Blvd. would replace the existing Zoo connection to the Westside Transport.

Construction staging is proposed for the Fleishhacher Pool parking area, with access off Zoo Road and Skyline Boulevard (see Figure 3).

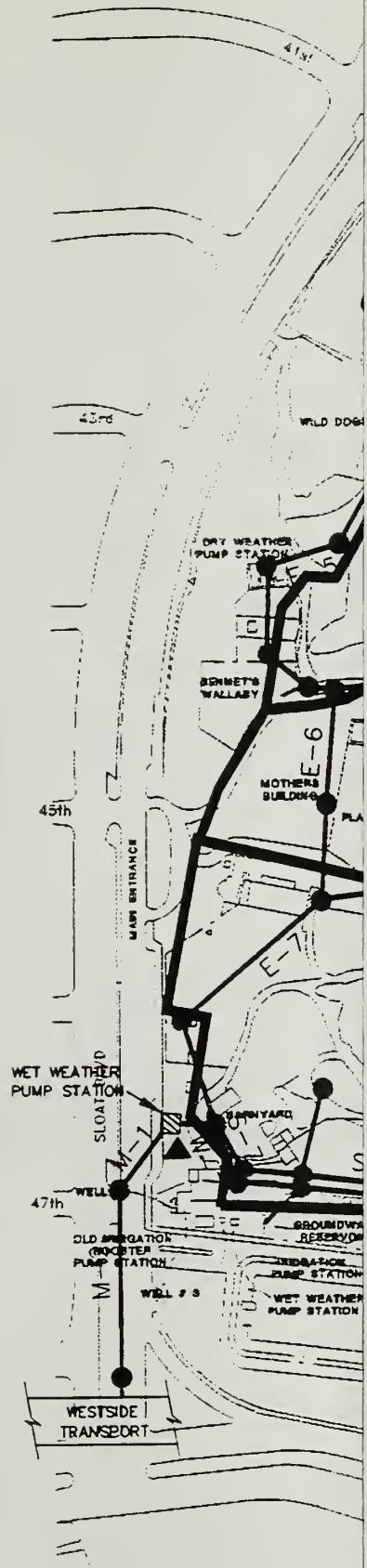
Because of its sensitivity to noise, the existing Avian Center located adjacent to the proposed staging area, groundwater well and reservoir is proposed to be relocated to a new site within the Zoo to mitigate for construction related impacts from the infrastructure project. A relocated Avian Conservation Center (ACC) is proposed as part of the project, to be located west of Park Road and adjacent to the Armory (see Figure 4). The planned ACC facility would be about 46,000 square feet (1.06 acres) and would consist primarily of: wire-mesh holding, fledging and breeding enclosures; incubation and hatching facilities; and a work and administration building to house video monitoring equipment, food storage and animal diet preparation kitchen (about 1,600 square foot, single story wood building). The ACC would have limited public access (escorted special tours), would be ADA accessible and would include space for programming a future Condor Rearing facility that would be privately funded.

A Mammal Conservation Center, located on the joint-use area above the Oceanside Water Pollution Control Plant (addressed in the Southwest Sewage Treatment Facility Final EIR, 85.484E, March 10, 1988), would be used as a holding area for animals that need to be relocated from exhibit areas during utility replacement (see Figure 4).

The Department of Public Works (DPW) of the City and County of San Francisco has responsibility for designing and implementing this project. The following goals and objectives were established by DPW for the project:

- Elimination of existing potential public health risks including cross connection of potable and non-potable water and sewer overflow problems. Zoo utility systems would be brought into compliance with California Administrative Code Title 17 for proper backflow prevention practices.
- Meeting the San Francisco Water Department (SFWD) water use goals for the Zoo through use of reclaimed water (if and when available).
- Compliance with the Board of Supervisors' Ordinance 391-91 by connecting the existing irrigation system to the Oceanside Water Pollution Control Plant reclaimed water.
- Increase in water quality and reliability of the groundwater system at the Zoo through design and implementation of a covered storage reservoir.
- Meeting 1994 California Department of Water Resource's well standards (pursuant to Bulletin 74-90) for sanitary well seals and monitoring. Replacement wells would be monitored for flow rate, drawdown, total extraction and water quality.
- Minimization of use of Hetch Hetchy water. The Zoo would have a water system utilizing the best available technology, which would in turn serve to educate the public about water conservation and water reclamation.

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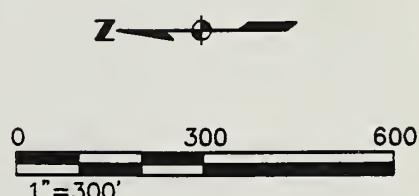


LEGEND

- Proposed Sewer Main
- Proposed Sewer Lateral
- Proposed Manhole/Model Node
- Proposed Manhole
- CW-1 Sewer Main Label
- Proposed Utility Corridors
- ▲ Replacement Wells

NOTE:

See Table 2-3 for Sewer
Diameters and Slopes



Kennedy/Jenks Consultants-AGS Inc. An Association

San Francisco Zoological Garden
Zoo Infrastructure Master Plan

Schematic Layout of Future Utility Corridors
Within the Existing Zoo

K/J 930524
October 1994



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- Proposed Manhole/Model Node
- Proposed Manhole
- CW-1 Sewer Main Label
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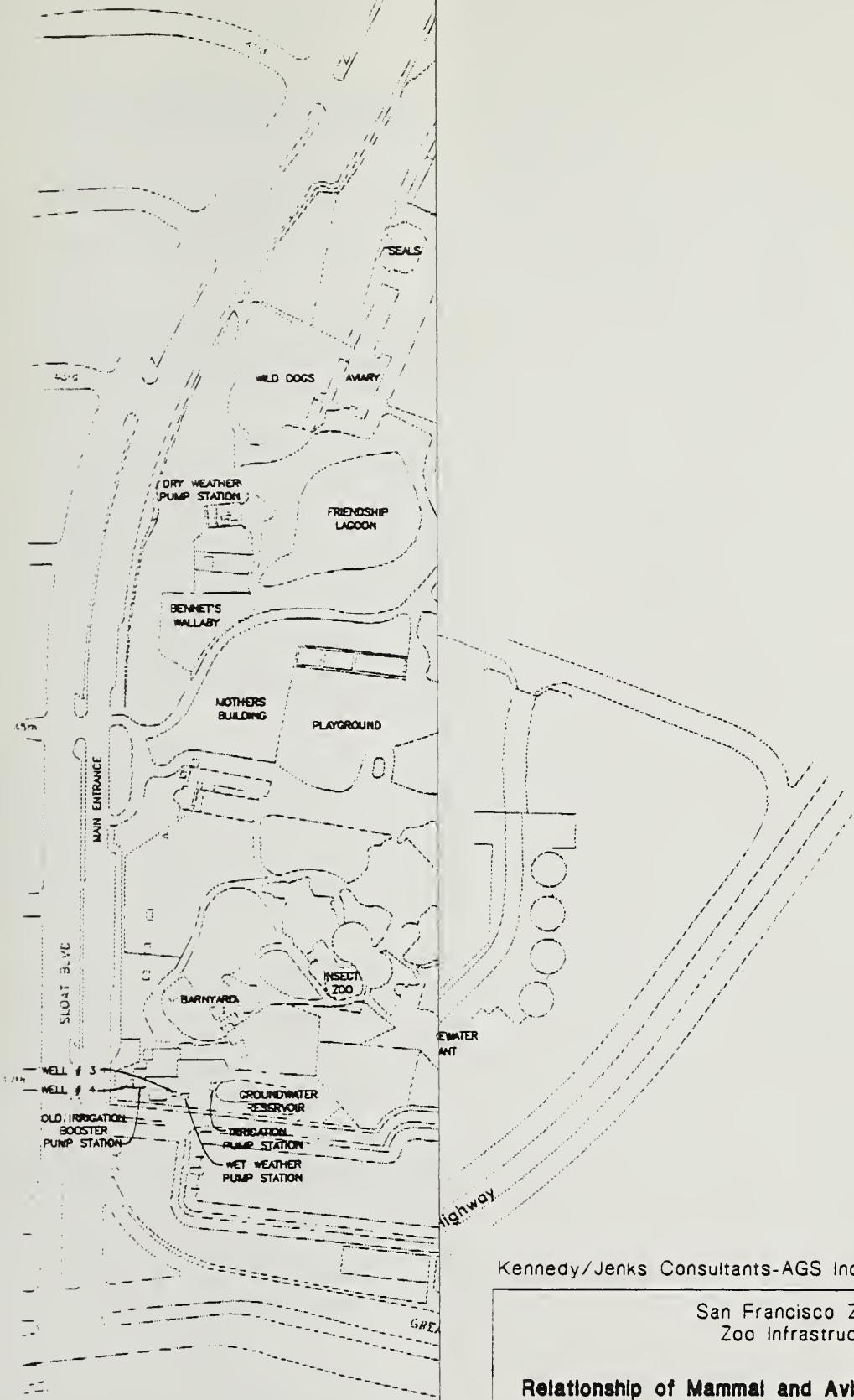
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Schematic Layout of Future Utility Corridors
Within the Existing Zoo

K/J 930524
October 1994



Kennedy/Jenks Consultants-AGS Inc. An Association

San Francisco Zoological Garden
Zoo Infrastructure Master Plan

**Relationship of Mammal and Avian Conservation
Centers to Existing Zoo**

K/J 930524
October 1994



Kennedy/Jenks Consultants-AGS Inc. An Association

San Francisco Zoological Garden Zoo Infrastructure Master Plan

Relationship of Mammal and Avian Conservation Centers to Existing Zoo

K/J 930524
October 1994

- Elimination of frequent maintenance of sanitary and storm water systems because of pipe deterioration and improper sizing.
- Provision for emergency power for the wastewater pump systems so that flooding problems could be minimized.
- Design of the natural gas system to withstand the corrosive environment at the ocean.
- Design of the new utility systems for ease of maintenance. There would be flexibility in the systems so that if utility sections must be closed in the future for maintenance, the Zoo would not need to be shut down.
- Location of utility systems access points to minimize disruption to public areas and sensitive animal exhibits during routine maintenance of utilities.
- Minimization of disruption to the animals and to Zoo visitors during construction through implementation of specific mitigation measures. Mitigation would include monitoring to verify its effectiveness and reporting to the City and to the Zoo Task Force on a monthly basis. Construction would be phased to minimize disruption during sensitive breeding seasons for animals and to minimize disruption during peak visitor times. The Mammal Conservation Center and Avian Conservation Center have been designed as holding areas for animals during construction of the utility systems. (see Mitigation Measure Number 1)

In 1990 San Francisco voters passed the Earthquake Safety Program Bond Issue for City-Owned Facilities, Phase II (ESP2). The Bond Issue included utilities at the San Francisco Zoological Gardens (Zoo), providing for replacement of earthquake-damaged and deteriorated water, gas, electrical and sewer systems. Funds made available by the Bond Issue must be expended three years after they are sold. The next bond sale is anticipated for April 1995. The proposed project would make use of these funds. Final authorization for expenditure of these funds must be made by the Board of Supervisors.

Project Schedule: Pre-design of the Zoo infrastructure began in September of 1993. Pre-design has consisted of the preparation of technical reports (Kennedy-Jenks/AGS, 1994) which have been reviewed by the Infrastructure Project Steering Committee, Peer Review Committee and Joint Zoo Committee. An Infrastructure Master Plan will finalize the proposed project based on the results of the technical studies and the information contained in the environmental review document.

Should the project ultimately be approved, the final design and specifications for the infrastructure project would follow environmental review. Design is anticipated to take about 12 months and would include the replacement wells and Avian Conservation Center as the first priority for the project. These two facilities are planned for construction in early 1995. The phased construction of the other infrastructure replacements would take place over a two to three year period. The schedule for construction in specific areas of the Zoo has been developed to minimize potential impacts to Zoo animals and visitors.

PLANS AND POLICIES

Environmental Plans and Policies are those, like the Bay Area Air Quality Plan, which directly address physical environmental issues and / or contain targets or standards which must be met in order to preserve or improve characteristics of the City's physical environment. The current proposed project would not obviously or substantially conflict

with any such adopted environmental plan or policy. Should the project be approved, a Mitigation Monitoring Plan would be included as part of the approved project to ensure compliance with the California Environmental Quality Act (CEQA), Section 21081.6 (Added, Chapter 1232, Statutes of 1988).

The San Francisco *Master Plan*, which provides general policies and objectives to guide land use decisions, contains some policies which relate to physical environmental issues. The proposed project would not obviously or substantially conflict with any such policy. In general, potential conflicts with the *Master Plan* are considered by the decision makers (Recreation and Park Commission, and City Planning Commission) independently of the environmental review process, as part of the decision whether to approve, modify or disapprove a proposed project. Any potential conflict not identified here could be considered in that context, and would not alter the physical environmental effects of the proposed project.

Of particular relevance to the proposed project is Policy 3 of Objective 4 within the City's Recreation & Open Space Element of the *Master Plan* (July 1987) to "Renovate and renew the City's parks and recreation facilities". This policy includes a provision for infrastructure, landscape elements and facilities to serve the intended users and to facilitate ongoing maintenance.

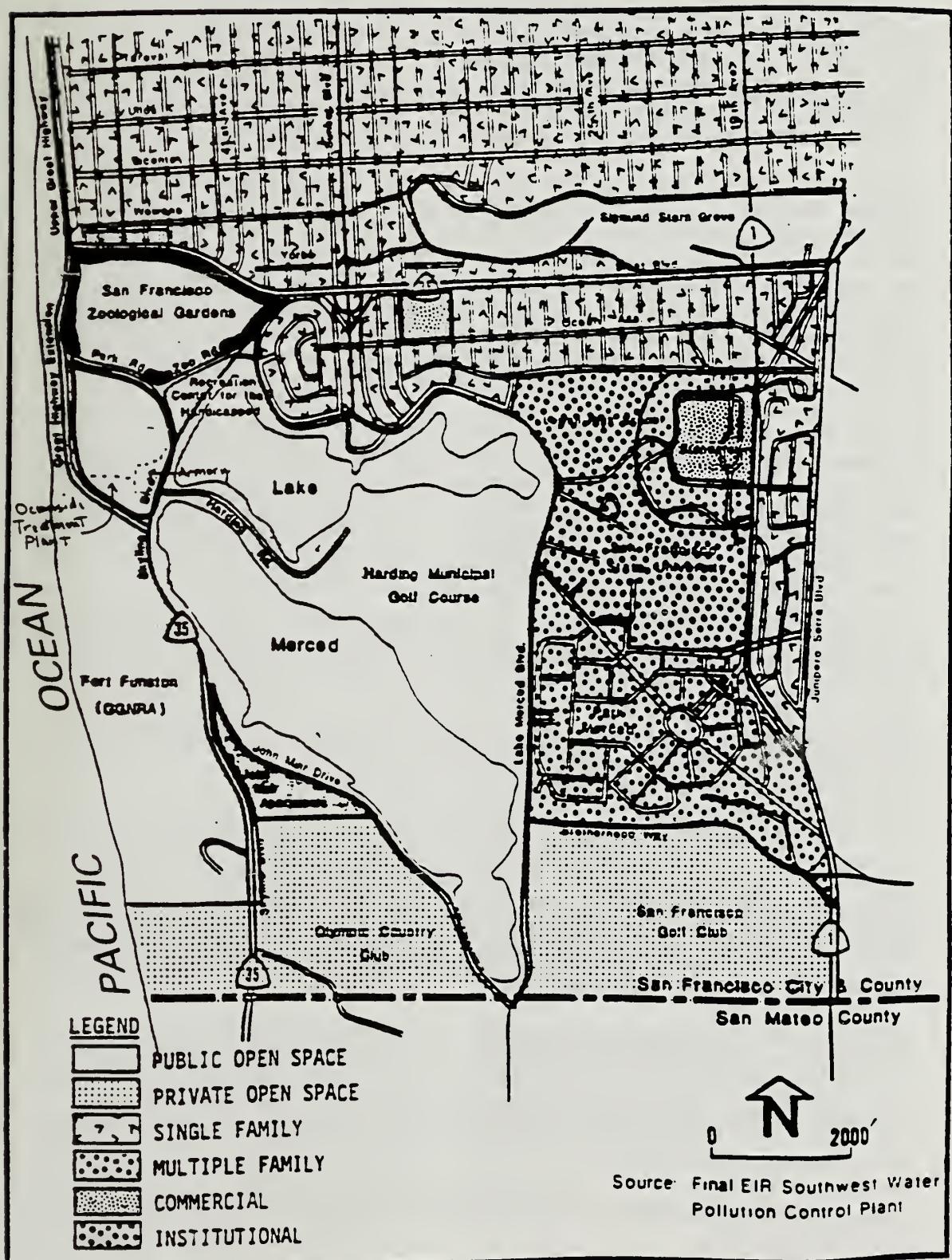
In November 1986, the voters of San Francisco approved Proposition M, the Accountable Planning Initiative, which added Section 101.1 to the City Planning Code to establish eight Priority Policies. These policies are: preservation and enhancement of neighborhood-serving retail uses; protection of neighborhood character; preservation and enhancement of affordable housing; discouragement of commuter automobiles; protection of industrial and service land uses from commercial office development and enhancement of resident employment and business ownership; maximization of earthquake preparedness; landmark and historic building preservation; and protection of open space. Prior to issuing a permit for any project which requires an Initial Study under CEQA or adopting any zoning ordinance or development agreement, the City is required to find that the proposed project is consistent with the Priority Policies.

POTENTIAL ENVIRONMENTAL EFFECTS: DISCUSSION OF ATTACHED CHECKLIST

The proposed project site is located in the Zoological Gardens on land used for recreation purposes since 1922, when the City acquired 60 acres from the Spring Valley Water Company. The San Francisco Zoo was founded in 1929 as part of the larger recreational complex. Surrounding land uses are shown on Figure 5 and include: the National Guard Armory on the southwest corner of the property; the Oceanside Water Pollution Control Plant (Southwest Sewage Treatment) on a joint-use site with the Zoo just south of Park Road; the Recreation Center for the Handicapped south of Zoo Road; Harding Park Golf Course and Lake Merced to the south; Golden Gate National Recreation Area to the west; and residential/commercial development to the north and east of the Zoo. The proposed infrastructure project would not disrupt or divide the physical arrangement of any residential or commercial development because it would be entirely within the existing Zoo property. The proposed project would not alter or change the recreational use of the site. The Zoo would remain open to the public during construction of the proposed project.

The project would not have a substantial impact upon the existing character of the vicinity, nor would it substantially degrade or obstruct any scenic views or vistas observed from a public area or have a demonstrable negative aesthetic effect because the utilities would be

FIGURE 5 : LAND USE MAP



primarily below-ground and any above-ground facilities, such as pumps, would be enclosed. The construction site would be maintained litter-free (see Mitigation Measure Number 2).

Because the project would be primarily within the Zoo property boundary (with the exception of a 500 foot segment of the sewer system along Sloat Blvd.) no housing would be displaced by the proposed infrastructure project. Construction would not require relocation of businesses or residences. The proposed project would not introduce increased concentrations of population to the site. About ten to fifteen construction workers per shift would be on the site at any one time during construction of the project.

The proposed improvements would not cause long-term changes in traffic or parking patterns. Temporary disruption to traffic along Sloat Blvd. between 47th and Great Highway would take place during construction of the 500 foot sewer connector.

Temporary construction staging and off-street parking for construction workers would be provided at the Fleishhacker Pool parking area on Zoo property with access off Zoo Road and Skyline Boulevard (see Mitigation Measure Number 3). In addition to construction worker vehicles, a flatbed truck and 1 or 2 pickup trucks, at most, would access the site during a peak construction day/week. The project site is served by public transit. Muni bus lines 18 and 23 serve the site, and the L Taraval rail line is in the project vicinity.

Construction work would be performed between the hours of 7:00 am and 5:00 pm in accordance with the City of San Francisco Noise Ordinance, Article 29 of the City Police Code, regarding construction noise. The proposed construction could generate noise that may be considered an annoyance to occupants of nearby properties. However, due to the temporary and intermittent nature of this impact, and the relatively high traffic noise levels along Sloat Boulevard and The Great Highway in the immediate area, construction noise impacts to nearby properties from the project would not be substantial.

Environmental noise is usually measured in A-weighted decibels (dBA). A decibel (dB) is a logarithmic unit of sound energy intensity. Sound waves, traveling outward from a source, exert a sound pressure level measured in dB. An A-weighted decibel (dBA) is a decibel corrected for the variation in frequency response of the typical human ear at commonly encountered noise levels. A typical noise descriptor is the energy-equivalent noise level (Leq). The Leq is the equivalent continuous sound level which has the same energy content as the varying sound level over the period monitored.

In accordance with Zoo environmental practices, noise monitoring took place in April 1994 during construction of the Feline Conservation Center near the Rhino Exhibit at the northern and southern fences, the southern fenceline of the Zebra Exhibit, and at the Recreation Center for the Handicapped (RCH). Short-term spot monitoring showed noise levels varying from 64 to 70 dBA, Leq and maximum noise levels measuring from 79 to 83 dBA. Long-term monitoring (three 24-hour workdays and two weekend days) showed weekend "baseline" daytime peaks from 65 to 72 dBA, Leq.¹

During the week, while construction activity for the Feline Conservation Center took place, daily peaks ranged from 70 to 75 dBA. The selected "baseline" hourly noise level was 64 dBA. Noise plots indicated that construction work was performed between the hours of 7:00 am and 5:00 pm in accordance with the City's Noise Ordinance. Spot monitoring of construction equipment indicated that the equipment noise levels were in

¹ Environmental Science Associates, Inc. "Noise Monitoring of Feline Conservation Center Construction Activities", May 1994.

compliance with the City of San Francisco Noise Ordinance Article 29 of the City Police Code.

Grading operations resulted in increases of up to eleven dBA over a selected "baseline" hourly noise level of 64 dBA. Drilling operations resulted in increases of up to 14 dBA at the fenceline of the rhino exhibit. To the human ear, an increase of 10 dBA is generally perceived as a doubling of loudness. The Rhino and Zebra populations were likely subjected to noise levels at least twice as loud as they usually experience during the periods of grading and drilling at the construction site. Zoo keepers monitored animal behavior during this same period and no substantial effects to Rhino or Zebra populations were reported.

Extensive noise monitoring also took place during the construction of the Oceanside Water Pollution Control Plant on the corner of the site jointly used by the Zoo and the Clean Water Program. The monitoring revealed that some Zoo animals (birds, gorillas) were sensitive to impulsive noise during construction. This was particularly true during breeding seasons. The sensitivity of birds of prey, and other raptors in particular, has been documented by the San Francisco Zoological Society and substantiated in their literature review and monitoring of construction activities at the Zoo.² Examples of impulsive noise are jackhammers, drilling equipment, and truck back-up beepers. Effective mitigation measures included: temporarily relocating sensitive animals to an area within the Zoo away from the construction activity; placing a noise barrier (wall or berm) between the animal and the noise source; or habituating the animal to the noise over a several day period. The monitoring for the Oceanside Water Pollution Control Plant also revealed that some animals are not bothered by construction noise.³ A recent survey of Zoo keepers, conducted to provide information on the sensitivity of animals to construction, revealed that the existing Avian facilities would need to be relocated to protect birds from noise and visual disturbance during construction of the infrastructure project.⁴ Further, according to the Zoological Society, the endangered status of some birds (bald eagles, peregrine falcons) and the sensitivity during breeding places added responsibilities on the Zoo to protect these species and meet US Fish and Wildlife Service and California Fish and Game endangered species propagation goals.

Noise from construction activities (trenching, drilling and backhoe work) could cause noise increases over "baseline", similar to those experienced during construction of The Feline Conservation Center. No significant adverse impacts from that construction activity were observed. No pile-driving or blasting would take place. In order to assure that this impact remains at a less than significant level, the project sponsor has committed to noise mitigation and monitoring (see Mitigation Measure Number 4).

The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size projects which the BAAQMD considers capable of producing air quality problems.

The proposed project would not violate any ambient air quality standard. It would not be expected to emit significant amounts of primary pollutants nor would it be expected to

² Letter from John Aikin, Director of Avian Conservation Program, dated March 21, 1987, regarding environmental concerns related to the Southwest Water Pollution Control Plant.

³ Memo from N. Schofield, Zoo Curator, dated January 10, 1993, to M. Jurosek, Zoo Assistant Director, "Clean Water Project and Effects on San Francisco Zoo Animals".

⁴ Associated BioTechnology, "Mitigation Procedures to Protect Zoo Animals During Infrastructure Construction", February 17, 1994.

affect compliance with primary air pollutant standards because it would involve minimal combustion activity in equipment and trucks and would not generate significant traffic.

Site preparation and construction activity would temporarily raise dust levels in the local area. To ensure that windblown dust associated with site preparation and trenching activities do not result in significant contributions to local airborne particulate matter, or possibly result in adverse effects on sensitive animals in the Zoo, a dust suppression mitigation measure is included in the project requiring site watering and the covering of stockpiled and transported materials (see Mitigation Measure 5).

The Zoological Gardens would continue to be served by existing public utilities and services (PG&E and the City Fire, Water and Police Departments) and existing communications facilities. Replacement of the infrastructure would not require substantial expansion of any of these services or facilities.

The project site is an existing Zoological Garden exhibiting 183 species of mammals, reptiles, amphibians and birds (713 specimens) and 64 species of insects and arthropods (6000 specimens). The endangered or threatened species being exhibited at the Zoo numbered 26 as of November 1, 1994. While there may be some listed endangered plant species in or near Lake Merced, they would not be affected by Zoo construction.

The Zoo is bounded on the west by the Great Highway, along which vegetation is relatively sparse. The sandy dunes on either side of the Highway sustain mainly ice plants. Along the eastern boundary of the Zoo (Skyline Boulevard) there is comparatively more vegetation. Eucalyptus is the predominant type of tree in this area, with hardy bushes such as Scotch broom growing under the trees. Ice plants are in evidence in this area as well. Lake Merced is to the east of Skyline Boulevard and its vegetation is maintained by the Recreation and Park Department. A major portion of the Lake Merced and Harding Park area is covered in lawn and much of this is used for a golf course. By the Lake itself, waterfowl and fresh water marsh vegetation exist. To the north and northeast of the Zoo is a primarily residential neighborhood with residential landscaping. Shorebirds, such as Gulls, are in evidence.

With mitigation, the proposed project would not adversely affect any rare or endangered species or habitats and would not interfere with any resident or migratory species. The proposed project includes mitigation measures and monitoring for the protection of Zoo animals from construction related noise and dust (see Mitigation Measure 4).

The infrastructure project would be constructed along existing paved pathways or roads within the Zoo site. Disturbance to natural vegetation would be minimal. Disturbance to landscaped areas during construction would be mitigated by landscape replacement (see Mitigation Measure Number 6).

The Zoo site is underlain by dune sands, as is most of the western part of the City. The Zoo is within a special geologic study area due to potential earthquake-induced ground failure hazards. Numerous historically-active faults run near the Zoo: the San Andreas, Seal Cove-San Gregorio, Hayward, and Calaveras faults. These are approximately three, five, 18, and 29 miles from the Zoo site respectively. Several inactive faults are also located near the site. The San Bruno fault, which is the closest one, parallels the San Bruno mountains and passes through Lake Merced. The Zoo is in an area of "probable liquefaction potential" a term which characterizes the Ocean Beach area and areas east of the beach.

Preliminary engineering and geotechnical analysis for the project has determined that the project is feasible; however, specific geotechnical recommendations would be part of the next phase of the engineering and design for the project. A final geotechnical report would be prepared by a California-licensed soils engineer. Excavation and construction would conform to the recommendations of that report (see Mitigation Measure 7).

The San Francisco Zoo is located within the Sunset portion of the Westside Groundwater Basin. In 1992, the USGS published reports on groundwater inflow/recharge and discharge for the Westside Basin, which includes the Sunset and Lake Merced areas. The information and conclusions regarding groundwater use and impacts are taken from a Technical Memorandum prepared by AGS, Inc., which in part drew upon information contained in the 1992 USGS report.⁵ The main aquifer system in the Westside Basin is multi-layered and consists of two water-bearing formations.

- The shallower formation consists of Upper Colma Formation sediments, is unconfined and is the source of pumped groundwater for a number of wells in the Westside Basin. Excessive pumpage from this shallow aquifer has altered levels in Lake Merced, which is in essence a surface expression of the aquifer.
- The deeper formation consists of Lower Colma and Merced Formations, is confined and is the larger of the two aquifers. Recharge to the Sunset portion of the Westside Basin between Golden Gate Park and the Zoo is estimated to be 2,700 acre-feet per year, indicating that this amount is available for future use.

Data exists from existing well geophysical logs which indicates that the shallow and deep aquifer systems beneath the Zoo are hydraulically separated by a confining silty clay aquitard. This aquitard also serves to isolate the deeper fresh water aquifer from salt water where the aquifer underlies or is adjacent to the Pacific Ocean and it prevents salt water intrusion from becoming an issue at the planned Zoo replacement wells.

The existing Zoo groundwater wells draw from both of the two aquifers. Groundwater use in the Zoo currently accounts for about one-third of the Zoo's total water use; the remainder of the water used is potable Hetch Hetchy water purchased from the City. Current average annual groundwater pumpage at the Zoo is estimated at about 250 Acre-feet per year (AF/yr).

The proposed Zoo replacement wells would tap only the Lower Colma and Merced Formations and would not have a noticeable impact on the water level of Lake Merced.

The long-term goal of the Zoo is to minimize the use of potable water and maximize the use of available groundwater from the deep aquifer and, if and when available, from reclaimed water. Groundwater will be the Zoo's primary water supply source until reclaimed water may become available, which could replace some of the groundwater use. Prior to reclaimed water availability, annual groundwater pumpage with the infrastructure replacement would be about 525 AF/yr. If and when reclaimed water becomes available, groundwater use could be reduced to about 280 AF/yr., approximately 12 percent more than existing use, but still well below the available amount of 2,700 AF/yr. The net effect is that the Zoo replacement wells and anticipated Zoo groundwater pumpage would have a negligible impact on the groundwater resources in the Westside Groundwater Basin.

⁵ Technical Memo from AGS, Inc. to Fred Neal at Kennedy/Jenks Consultants, dated September 16, 1994, "Zoo Water Resource Feasibility Analysis and Well Destruction Issues".

Existing and future water use, in gallons per day and AF/yr. are presented in the table below.

Water Use for the Zoo (in gallons per day and acre-feet/year)

Existing System (1994):

Potable Water Use	450,000 gpd (actual meter readings)	504 AF/yr
Groundwater Use	216,000 gpd (6 hours per day @ 600 gpm)	242 AF/yr
Reclaimed Water Use	0 gpd	0 AF/yr
Existing System Total	666,000 gpd	746 AF/yr

Replaced System:

Potable Water Use	34,000 gpd	38 AF/yr
Groundwater Use	469,000 gpd*	525 AF/yr*
Replaced System Total	503,000 gpd	563 AF/yr

*NOTE: The City is currently pursuing a Reclaimed Water Master Plan, which would provide reclaimed wastewater for irrigation and other purposes. If that Plan is approved and developed, the Zoo could make use of about 220,000 gpd (246 AF/yr) of reclaimed water, which would reduce groundwater demand to 249,000 gpd (280 AF/yr). Based upon DPW's current schedule, reclaimed water could be available no sooner than year 2000. As the above data indicates, the overall water use with the proposed utility replacement project would decrease by about 163,000 gpd for a typical operating day and 183 AF/yr primarily as a result of repaired/replaced system components that are leaking or are inefficient. Available groundwater would be used to meet irrigation and Zoo exhibit demands currently served with Hetch Hetchy potable water and reclaimed water, if and when available, would be used for landscape irrigation.

It is not anticipated that there will be any significant increase in consumption of fuel, water, or energy resources. The project would be constructed to conform with the energy requirements of Title 24 of the California Code of Regulations. It would not encourage activities that would result in the wasteful use of energy or have a substantial effect on a natural resource. The project would be designed to correct existing leaking water supply systems and improve efficiency of the utility system (see Mitigation Measure Number 8).

The project would not create a health hazard or be affected by hazardous uses. Asbestos-containing materials, such as pipe insulation, involved in replacement would be removed in accordance with Title 8, Section 5208 of the California Administrative code. The project sponsor would ensure that project compliance with the City's Emergency Response Plan is included in the project plans and specifications.

The history of the San Francisco Zoo shows that it was founded in 1929 as part of a larger recreation complex dating from 1922, when the City acquired 60 acres from the Spring Valley Water Company. Fleishhacker Playfield and Zoological Gardens, named for Herbert Fleishhacker, then President of the Park Commission, opened in 1924. Only 37 acres were developed initially. The Zoo began with a small collection of animals that came

from Golden Gate Park, where wild and domesticated animals had been exhibited since 1889.

In 1935, 68 additional acres adjoining the existing Zoo were purchased, and on this land WPA labor constructed the bulk of the buildings. Construction of the Zoological Gardens continued from the late 1930's into the next decade. Features of the original Zoo plan which still exist are the Lion House, the Pachyderm House, Monkey Island, the Bear Grottos and the Aviary.

A building of historic importance, located just inside the main entry to the Zoo, is the Delia Fleishhacker Memorial Building, or the Mother's Building, as it is more commonly called. The building was constructed in 1925 to provide a resting place for mothers and children. Funds for the building were donated by Herbert Fleishhacker in honor of his mother. The stuccoed tile-roofed building was built in the Italian Renaissance style and minor alterations have not significantly altered its original design. Interior murals and exterior mosaics are the work of WPA artists during the Great Depression.

The Mother's Building was used continuously until the 1960's when the major portion was closed. From 1973-1978, the building served as a visitor center. It currently serves as a gift shop selling Zoo-related merchandise to Zoo visitors.

The building was listed on the National Register of Historic Places December 31, 1979. The San Francisco Recreation and Park Department applied for state funds to restore the building, and the restoration project has been granted a Categorical Exemption from CEQA by the San Francisco Department of City Planning (September 29, 1988). State Funds have not been granted.

The proposed project would not affect the Mother's Building. The project would include little excavation and would be primarily concentrated along existing pathways. There are no known archaeological sites within the immediate site area.⁶ Considering these factors, it would be unlikely that archaeological resources would be destroyed or disrupted by the project.

Required approvals and permits for local and state agencies follow:

⁶ Southwest Water Pollution Control Plant Final EIR, File #EE 76.389, certified August 23, 1979, p.83.

<u>Agency</u>	<u>Authority</u>
Local Agencies	
City Planning Commission	Approval of Initial Study/Negative Declaration in accordance with CEQA and the S.F. Admin. Code.
San Francisco Water Department	Approval of plans and specifications, and approval to connect to City's water supply
Recreation and Park Commission	Approval of plans and specifications
San Francisco Bureau of Light, Heating and Power	Approval to connect to PG& E power grid
San Francisco Public Health Department	Approval of plans and specifications
S.F. Fire Department	Approval of plans and specifications
DPW, Bureau of Building Inspection	Approval of plans and specifications
Board of Supervisors and Mayor's Office	Approval of project and Prop M findings and authorization of bond sales and expenditure of bond funds
State Approvals	
Regional Water Quality Board	Issuance of a revised NPDES Permit and statement of project conformity with appropriate state and federal plans and regulations Approval of plans and specifications for irrigation system for reclaimed water use
California Coastal Commission	Review of existing Zoo /City permit for compatibility with Commission guidelines in accordance with Section 30412 of the California Coastal Act of 1976

While local concerns or other planning considerations may be grounds for modification or denial of the proposal, in the independent judgement of the Department of City Planning, there is no substantial evidence that the project could have a significant effect on the environment.

MITIGATION MEASURES

As of January 1, 1989, state law requires that a reporting or monitoring program be adopted for mitigation measures that are included in the approval of any project that would

otherwise have significant environmental effects. Mitigation would include monitoring to verify its effectiveness and reporting to the City and to the Zoo Task Force on a monthly basis. Construction would be phased to minimize disruption during peak visitor times.

The following mitigation measures have been agreed to by the sponsor as a part of the project.

1. The existing Avian Center will be relocated to mitigate for potential construction related impacts from the infrastructure project. The Avian Conservation Center would be relocated within the Zoo, west of Zoo Road and adjacent to the National Guard Armory.
2. The Contractor will be responsible for maintaining the site in a clean and litter-free condition. Maintenance would include removal of all refuse blown or deposited on the site. All loose debris, building material waste and other refuse would be appropriately disposed of. Paths and paved areas would be kept clean and free of dirt or other material resulting from construction activity. DPW will require the project contractor to screen (with a six-foot high fence) storage areas during construction in order to minimize views of construction-related materials by Zoo visitors.
3. Construction workers will park in the Fleishhacker Pool site which would also serve as the staging area for the project.
4. DPW will require the contractor to carry out construction activities in a manner such that the noise criteria specified in the City of San Francisco Noise Ordinance Section 2907 (regarding Construction Noise) would not be exceeded. The contractor will use appropriate construction methods and equipment and will install acoustical barriers as necessary. Jackhammers will be provided with intake and exhaust mufflers and, if necessary, acoustical attenuating shields or shrouds recommended by the manufacturer and approved by the Director of Public Works as the best available means of accomplishing maximum noise level reduction. The contractor will submit the plans for mitigation of noise impacts to the construction manager for approval. Periodic measurement of noise levels will be made by the construction manager who will be provided contractual authority to require modification or stoppage of construction activity which exceeds noise criteria. The contractor will use the best practicable noise mufflers on all construction equipment. Construction will progress in such a way as to habituate Zoo animals to construction noise and avoid breeding seasons. Whenever any unusually noisy construction activity which might exceed the noise criteria is anticipated, Zoo staff will be notified in advance of activity. Sound levels at sensitive sites in the Zoo will be monitored during potentially noisy operations nearby. The responses of sensitive animals will be monitored and any behavioral changes that may be related to construction noise will be noted and construction would be halted until animals can be relocated to another area within the Zoo or habituated.
5. The project sponsor will require that the general contractor sprinkle unpaved construction areas with water at least twice per day to reduce dust generation by about 50 percent; cover stockpiles of soil, sand, and other materials; cover trucks hauling debris, soil, sand or other material; and sweep streets surrounding construction sites at least once per day to reduce particulate emissions. Ordinance 175-91, passed by the Board of Supervisors on May 6, 1991, requires that non-potable water be used for dust control activities. The project sponsor will require the project contractor(s) to maintain and operate construction equipment so as to minimize exhaust emissions of particulates and other pollutants, by such means as a prohibition on idling motors when equipment is not in use or when trucks are waiting in queues, and implementation of specific maintenance programs to reduce emissions for equipment that would be in frequent use for much of the construction period.

6. Any disruption to vegetation will be corrected by replanting.
7. The project sponsor will retain a qualified geotechnical engineer to review the final grading plans prior to construction; observe the required compaction of soils in the utility corridors; and observe the installation of drains.
8. If any utility service interruption should occur in the project area as a result of construction, the DPW Construction Manager will verify that the utility involved was notifying its affected customers and will provide referrals to appropriate utility personnel in response to inquiries.

MANDATORY FINDINGS OF SIGNIFICANCE

As part of the City's Waste Water Master Plan, the following projects have been constructed in the immediate vicinity of the Zoo: the Great Highway Storage and Transport, Westside Pump Station Projects, Lake Merced Transport Tunnel, Oceanside Water Pollution Control Plant and the Ocean Outfall. The City is now considering two more projects relating to the Waste Water Master Plan, in the vicinity of the Zoo: the Bayside Discharge Alternatives and the Tertiary Treatment Facility. These two planned projects will have a separate environmental review. In addition to the Waste Water Projects, an individual project within the Zoo that has been constructed is the Feline Conservation Center. Other Zoo projects that are planned for construction include: the Mammal Conservation Center on the Joint-use site with the Oceanside Water Pollution Control Plant, the Leopards of Asia Exhibit and the Orangutan Forest Exhibit. These Zoo projects have received environmental review and approval by the City. The cumulative effects of these projects have been considered as part of the on-going planning and coordination process between the Zoological Society, the Department of Public Works, the Recreation and Park Department and a Joint-Use Task Force made up of neighborhood representatives and Zoo staff. The mitigation measures and mitigation monitoring program developed and applied to the projects already constructed (particularly Lake Merced Transport and Oceanside Water Pollution Control Plant and the Feline Conservation Center) have been effective in minimizing potential impacts to Zoo animals and visitors.

These same mitigation measures are included as part of the proposed project and are specifically designed to mitigate both project-specific impacts and potential cumulative impacts to the environment.

File No: 94.366E Title: S.F. Zoo Infrastructure Replacement Project
Street Address: 1 Zoo Road Assessor's Block/Lot: 72816,7
Initial Study Prepared By: The Duffey Company

<u>A. COMPATIBILITY WITH EXISTING ZONING AND PLANS</u>		<u>Not Applicable</u>	<u>Discussed</u>
1)	Discuss any variances, special authorizations, or changes proposed to the City Planning Code or Zoning Map, if applicable.	_____ x	_____
* 2)	Discuss any conflicts with any adopted environmental plans and goals of the City or Region, if applicable.	_____	_____ x
<u>B. ENVIRONMENTAL EFFECTS</u>			
1)	<u>Land Use</u> . Could the project:	<u>Yes</u>	<u>No</u>
* (a)	Disrupt or divide the physical arrangement of an established community?	_____	_____ x
* (b)	Have any substantial impact upon the existing character of the vicinity?	_____	_____ x
2)	<u>Visual Quality</u> . Could the project:	<u>Yes</u>	<u>No</u>
* (a)	Have a substantial, demonstrable negative aesthetic effect?	_____	_____ x
(b)	Substantially degrade or obstruct any scenic view or vista now observed from public areas?	_____	_____ x
(c)	Generate obtrusive light or glare substantially impacting other properties?	_____	_____ x
3)	<u>Population</u> . Could the project:	<u>Yes</u>	<u>No</u>
* (a)	Induce substantial growth or concentration of population?	_____	_____ x
* (b)	Displace a large number of people (involving either housing or employment)?	_____	_____ x
(c)	Create a substantial demand for additional housing in San Francisco, or substantially reduce the housing supply?	_____	_____ x

*Derived from State EIR Guidelines, Appendix G, normally significant effect.

	<u>Transportation/Circulation</u> . Could the project:	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
*	(a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system?	—	x	x
	(b) Interfere with existing transportation systems, causing substantial alterations to circulation patterns or major traffic hazards?	—	x	—
	(c) Cause a substantial increase in transit demand which cannot be accommodated by existing or proposed transit capacity?	—	x	—
	(d) Cause a substantial increase in parking demand which cannot be accommodated by existing parking facilities?	—	x	x
5)	<u>Noise</u> . Could the project:	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
*	(a) Increase substantially the ambient noise levels for adjoining areas?	—	x	x
	(b) Violate Title 24 Noise Insulation Standards, if applicable?	—	x	—
	(c) Be substantially impacted by existing noise levels?	—	x	—
6)	<u>Air Quality/Climate</u> . Could the project:	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
*	(a) Violate any ambient air quality standard or contribute substantially to an existing or projected air quality violation?	—	x	x
*	(b) Expose sensitive receptors to substantial pollutant concentrations?	—	x	x
	(c) Permeate its vicinity with objectionable odors?	—	x	—
	(d) Alter wind, moisture or temperature (including sun shading effects) so as to substantially affect public areas, or change the climate either in the community or region?	—	x	—

*Derived from State EIR Guidelines, Appendix G, normally significant effect.

	<u>Utilities/Public Services</u> . Could the project:	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
* (a)	Breach published national, state or local standards relating to solid waste or litter control?	—	x	—
* (b)	Extend a sewer trunk line with capacity to serve new development?	—	x	—
(c)	Substantially increase demand for schools, recreation or other public facilities?	—	x	—
(d)	Require major expansion of power, water, or communications facilities?	—	x	x
8) <u>Biology</u> . Could the project:		<u>Yes</u>	<u>No</u>	<u>Discussed</u>
* (a)	Substantially affect a rare or endangered species of animal or plant or the habitat of the species?	—	x	x
* (b)	Substantially diminish habitat for fish, wildlife or plants, or interfere substantially with the movement of any resident or migratory fish or wildlife species?	—	x	—
(c)	Require removal of substantial numbers of mature, scenic trees?	—	x	x
9) <u>Geology/Topography</u> . Could the project:		<u>Yes</u>	<u>No</u>	<u>Discussed</u>
* (a)	Expose people or structures to major geologic hazards (slides, subsidence, erosion and liquefaction)?	—	x	—
(b)	Change substantially the topography or any unique geologic or physical features of the site?	—	x	—
10) <u>Water</u> . Could the project:		<u>Yes</u>	<u>No</u>	<u>Discussed</u>
* (a)	Substantially degrade water quality, or contaminate a public water supply?	—	x	—
* (b)	Substantially degrade or deplete ground-water resources, or interfere substantially with ground water recharge?	—	x	x
* (c)	Cause substantial flooding, erosion or siltation?	—	x	—

*Derived from State EIR Guidelines, Appendix G, normally significant effect.

		<u>Yes</u>	<u>No</u>	<u>Discussed</u>
11) <u>Energy/Natural Resources</u>	Could the project:			
* (a)	Encourage activities which result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner?	—	x	x
(b)	Have a substantial effect on the potential use, extraction, or depletion of a natural resource?	—	x	—
12) <u>Hazards</u>	Could the project:	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
* (a)	Create a potential public health hazard or involve the use, production or disposal of materials which pose a hazard to people or animal or plant populations in the area affected?	—	x	—
* (b)	Interfere with emergency response plans or emergency evacuation plans?	—	x	—
* (c)	Create a potentially substantial fire hazard?	—	x	—
13) <u>Cultural</u>	Could the project:	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
* (a)	Disrupt or adversely affect a prehistoric or historic archaeological site or a property of historic or cultural significance to a community or ethnic or social group; or a paleontological site except as a part of a scientific study?	—	x	x
(b)	Conflict with established recreational, educational, religious or scientific uses of the area?	—	x	x
(c)	Conflict with the preservation of buildings subject to the provisions of Article 10 or Article 11 of the City Planning Code?	—	x	—

*Derived from State EIR Guidelines, Appendix G, normally significant effect.

C. <u>OTHER</u>	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
Require approval and/or permits from City Departments other than Department of City Planning or Bureau of Building Inspection, or from Regional, State or Federal Agencies?	<u>x</u>	<u> </u>	<u>x</u>
D. <u>MITIGATION MEASURES</u>	<u>Yes</u>	<u>No</u>	<u>N/A</u>
1) Could the project have significant effects if mitigation measures are not included in the project?	<u>x</u>	<u> </u>	<u> </u>
2) Are all mitigation measures necessary to eliminate significant effects included in the project?	<u>x</u>	<u> </u>	<u> </u>
E. <u>MANDATORY FINDINGS OF SIGNIFICANCE</u>	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
* 1) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or pre-history?	<u> </u>	<u>x</u>	<u> </u>
* 2) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	<u> </u>	<u>x</u>	<u> </u>
* 3) Does the project have possible environmental effects which are individually limited, but cumulatively considerable? (Analyze in the light of past projects, other current projects, and probable future projects.)	<u> </u>	<u>x</u>	<u> </u>
* 4) Would the project cause substantial adverse effects on human beings, either directly or indirectly?	<u> </u>	<u>x</u>	<u> </u>

*Derived from State EIR Guidelines, Appendix G, normally significant effect.

F. ON THE BASIS OF THIS INITIAL STUDY

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Department of City Planning.

I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because the mitigation measures, numbers 1-8, in the discussion have been included as part of the proposed project. A NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Paul S. Deutsch Jr.
BARBARA W. SAHM
Environmental Review Officer

for

LUCIEN R. BLAZEJ
Director of Planning

DATE: November 16, 1994

